



COUNCIL OF THE ISLES OF SCILLY

Planning & Development Department
Town Hall, The Parade, St Mary's, Isles of Scilly, TR21 0LW
☎ 0300 1234 105
✉ planning@scilly.gov.uk

Application Number: P/25/041/ROV	Town and Country Planning (Environmental Impact Assessment) Regulations 2017
Screened by: Lisa Walton Chief Planning Officer	
On: 11th July 2025	

This is a schedule 2 development by virtue of 3 (i) of Schedule 2 of the EIA Regs

1. The characteristics of development must be considered having regard in particular to:

a) the size of the development;	The proposal relates to the variation of an existing planning permission for the redevelopment of the Town Hall to provide a cultural centre and museum. While the project is of local significance and public benefit, it does not constitute a major development in terms of scale, nor does it have implications beyond the Isles of Scilly.
b) the accumulation with other development;	
c) the use of natural resources;	
d) the production of waste;	
e) pollution and nuisances;	
f) the risk of accidents, having regard in particular to substances or technologies used.	

2. The environmental sensitivity of geographical areas likely to be affected by development must be considered having regard, in particular, to:

a) the existing land use;	The existing land use is town hall
b) the relative abundance, quality and regenerative capacity of natural resources in the area;	Outside the site there is a high abundance of high quality natural resources, both coastal at countryside of both designated international importance and local nature reserves.
c) the absorption capacity of the natural environment, paying particular attention to the following areas: I. Wetlands; II. Coastal zones; III. Mountain and forest areas; IV. Nature reserves and parks;	<p>The absorption capacity of the natural environment is considered to be high.</p> <p>Although the Isles of Scilly are environmentally sensitive and include designated sites of international and national importance, the proposed development is located within the built</p>

V. Areas classified or protected under Member states' legislation; areas designated by Member States pursuant to Council Directive 79/409/EEC on the conservation of Wild Birds (a) and Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (b); VI. Area in which the environmental quality standards laid down in Community legislation have already been exceeded; VII. Densely populated areas; VIII. Landscapes of historical, cultural or archaeological significance;	environment of Hugh Town. The site has a high absorption capacity and is not expected to directly impact protected habitats or species. The proposal does not introduce new development into previously undeveloped or ecologically sensitive areas.
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3. The potential significant effects of development must be considered in relation to criteria set out under paragraphs 1 and 2 above, and having regard in particular to:

a) The extent of the impact (geographical areas and size of the affected population);	The proposed works would be permanent and irreversible. The proposed changes are minor in nature and do not involve hazardous substances or technologies. The impacts are localised, low in magnitude and complexity, and unlikely to result in significant environmental effects.
b) The trans-frontier nature of the impact;	
c) The magnitude and complexity of the impact;	
d) The probability of the impact;	
e) The duration, frequency and reversibility of the impact.	

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| Q1 | Is it a major development which is of more than local importance? | <input type="text" value="N"/> |
| Q2 | Does it affect a particularly environmentally sensitive or vulnerable location? | <input type="text" value="Y"/> |
| Q3 | Does it have unusually complex and potentially hazardous environmental effects? | <input type="text" value="N"/> |

Conclusion

Environmental Impact Assessment

Not Required